

# **EXHIBIT G**

**From:** Gerry Linarducci <gerry.linarducci@driveplanning.com>  
**Sent:** Sunday, November 19, 2023 8:18 AM  
**To:** Todd Burkhalter; David Bradford  
**Subject:** documents  
**Attachments:** 19-11-2023\_THE DRIVE PLANNING.pdf

let me know you got this..... pretty big file.....

--  
Gerry Linarducci  
Founder Ducci University  
Managing Partner Drive Planning Fishers, In  
[www.gerrylinarducci.com](http://www.gerrylinarducci.com)  
[www.driveplanning.com](http://www.driveplanning.com)  
812-871-7627 Cell

# THE DRIVE PLANNING

Portfolio | of | Real | Estate | Investments

3/20/2023

The REAL Opportunity not only has partners that we work with to offer bridge loans and profit sharing in their real estate deals, but also has the full support of the assets of Drive Planning's own Portfolio of Real Estate Investments.

In addition to this, Drive Planning - as the custodian and manager of the REAL Opportunity - keeps millions of dollars in cash for future opportunities and to insure over 50% of the promissory notes for any given year.

Below is an up to date list of the collateral that Drive Planning has secured to insure the REAL notes in addition to that made by our partner The Embry Group.

1061 Hardscrabble Rd Mineral Bluff, Ga 30559  <b>\$4,000,000</b>	330 E. 2nd St. Blue Ridge, Ga 30513  <b>\$900,000</b>	308 E. Alden St. Valdosta, Ga  <b>\$290,000</b>	The Gemsbok 632 Cherry Lake Dr. Blue Ridge, GA 30513  <b>\$432,000</b> <small>135% Return in 18 months</small>
226 Golden Nugget Dr. Blairsville, Ga  <b>CURRENTLY LISTED TO SELL</b> <b>\$140,000</b> <small>51% increase in 11 months</small>	1147 Piney Rd. Mineral Bluff, Ga 30559 60 acres  <b>Development appraisal</b> <b>\$4,000,000</b>	1019 Hardscrabble Rd. 39.5 Acres plus structure  <b>Development appraisal</b> <b>\$5,500,000</b>	Gulf Port Development  <b>Drive Gulfport Properties, LLC</b> <b>4,000,000</b>
Drive Montana Properties, LLC  <b>Asset Value</b> <b>\$1,950,000</b>	Drive Planning, LLC  <b>Assets</b> <b>\$15m</b>	The Burkhalter Ranch, LLC Drive Gulfport Properties, LLC  <b>6,500,000</b>	TBR Supply House, LLC Staurolite Barn, LLC  <b>Drive Real Estate, LLC</b>
Coles Crossing  <b>850,000</b>	St. Petersburg-Bliss  <b>2,800,000</b>	10075 Blue Ridge Drive Blue Ridge, GA 30513  <b>2,000,000</b>	116th Ave Fishers, IN  <b>5,000,000</b>
270 Madola Rd. Blue Ridge, GA 30513  <b>475,000</b>	The Preserve at Conley Creek  <b>\$15,150,000</b>	One Building 100 1ST AVE N, #3104, ST PETERSBURG, FL 33701  <b>2,700,000</b>	Tower Rd. Mineral Bluff, Ga  <b>\$9,000,000</b>
Piney Rd. Mineral Bluff, Ga 28 acres.  <b>5,000,000</b>	Doc Roof Rd. Blue Ridge, Ga 48 acres  <b>4,000,000</b>	801 South Atlanta St. Atlanta, Ga 30075  <b>\$3,000,000</b>	<b>SUBTOTAL</b> <b>\$98,255,000</b>

I#:  
2023143040 BK:  
22459 PG:  
595, 08/27/2023 at 09:37 AM, RECORDING 2 PAGES  
\$18.50 D DOC STAMP COLLECTION \$14000.00 KEN BURKE, CLERK OF COURT AND  
COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK102189

Prepared by and return to:

Yazara Noemi Redding  
GreenLeaf Title LLC  
25 52nd Street South  
St. Petersburg, FL 33707  
(727) 258-6005  
File No 23-2474

Parcel Identification No 19-31-17-64138-000-3104

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 19th day of May, 2023 between Mirabela F. Ticu, a married woman, whose post office address is 1307 South Lois Avenue, Tampa, FL 33629, of the County of Hillsborough, State of Florida, Grantor, to Drive Planning LLC, a Georgia Limited Liability Company, whose post office address is 8000 Avalon Boulevard, Alpharetta, GA 30009, of the County of Fulton, State of Georgia, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

UNIT NO. 3104, ONE ST. PETERSBURG, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 20266, PAGE 498, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1307 South Lois Avenue, Tampa, FL 33629.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Yazara Redding

WITNESS Yazara N Redding  
PRINT NAME: Yazara Redding

Lindsay Catania

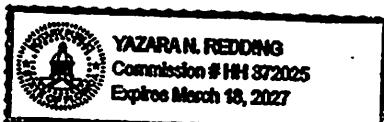
WITNESS Lindsay Catania  
PRINT NAME: Lindsay Catania

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19th day of May, 2023, by Aaron Sprague, as Attorney-In-Fact for Mirabela F. Ticu.

Yazara Redding  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification Drivers License  
Produced: \_\_\_\_\_



I#: 2023172951 BK: 22492 PG: 2657, #267 08/29/2023 at 01:36 PM, RECORDING 2 PAGES  
\$18.50 D DOC STAMP COLLECTION \$14000.00 KEN BURKE, CLERK OF COURT AND  
COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103765

Prepared by:  
Hillsborough Title, Inc.  
Justin Winant  
3410 Henderson Blvd., #100  
Tampa, FL 33609  
File No.: STI23-119817  
This Deed is prepared pursuant to the issuance of Title Insurance

### GENERAL WARRANTY DEED

Made this June 23, 2023. A.D. by Drive Planning LLC, a Georgia limited liability company, whose address is: 8000 Avalon Boulevard, Alpharetta, GA 30009 hereinafter called the grantor, to David J. Bradford and Maria G. Giron, husband and wife, whose post office address is: 100 1st Ave N #3104, ST. Petersburg, FL 33701, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

UNIT NO. 3104, ONE ST. PETERSBURG, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 20266, PAGE 498, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Parcel ID No.: 19-31-17-64138-000-3104

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

Prepared by:  
Hillsborough Title, Inc.  
Justin Winant  
3410 Henderson Blvd., #100  
Tampa, FL 33609  
incidental to the issuance of a title insurance policy  
File No.: ST123-119817

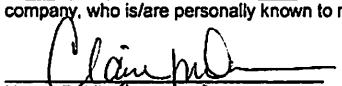
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

*Signed and Sealed in Our Presence:*

  
Witness Printed Name: David Kiser  
  
Witness Printed Name: Claire M. Davis

State of Colorado  
County of Douglas

The foregoing instrument was executed and acknowledged before me this 23rd of June, 2023, by means of Physical Presence or Online Notarization, by Drive Planning LLC, a Georgia limited liability company, who is/are personally known to me or who has produced a valid driver's license as identification.

  
Russell T. Burkhalter, Authorized Signatory of

Notary Public Claire M. Davis

My Commission Expires: April 26, 2025

(SEAL)

CLAIRE M DAVIS Notary Public State of Colorado Notary ID # 20134024194 My Commission Expires 04-26-2025
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Parcel Summary (as of 11-Nov-2023)		Parcel Map	
Parcel Number			
19-31-17-64138-000-3104			
Owner Name			
BRADFORD, DAVID J			
GIRON, MARIA G			
Property Use			
0430 Condominium			
Site Address			
100 1ST AVE N # 3104			
ST PETERSBURG, FL 33701			
Mailing Address			
100 1ST AVE N UNIT 3104			
ST PETERSBURG, FL 33701-3547			
Legal Description			
ONE ST PETERSBURG CONDO UNIT 3104			
Current Tax District			
ST PETERSBURG (SP)			
Year Built			
2018			
Living SF	Gross SF	Living Units	Buildings
1,420	1,420	1	1

## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	Yes	100%		

### Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
22492/2657	\$1,622,217	121030215012	B	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	/

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,378,884	\$869,356	\$819,356	\$844,356	\$819,356

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$1,310,870	\$844,035	\$794,035	\$819,035	\$794,035
2021	N	\$1,117,592	\$1,013,035	\$1,013,035	\$1,117,592	\$1,013,035
2020	N	\$920,941	\$920,941	\$920,941	\$920,941	\$920,941
2019	N	\$72,267	\$15,347	\$15,347	\$72,267	\$15,347



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

## Tax Bill

[View 2023 Tax](#)

## 2023 Millage Rate

## Tax District

One Building  
100 1ST AVE N, #3104, ST  
PETERSBURG, FL 33701

(SP)

**2,700,000**

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Jun-2023	\$2,000,000	Q	I	DRIVE PLANNING LLC	BRADFORD DAVID J	22492/2657
19-May-2023	\$2,000,000	Q	I	TICU MIRABELA F	DRIVE PLANNING LLC	22459/0595
18-May-2021	\$1,315,000	Q	I	SHOREIBAH AHMED G	TICU MIRABELA F	21551/2570
22-Feb-2019	\$850,200	Q	I	KT FIRST & FIRST LLC	SHOREIBAH AHMED G	20444/1098
02-Jul-2014	\$17,250,000	Q	I	TROPICANA BLOCK ST PETE LLC	KT FIRST & FIRST LLC	18456/0934

## 2023 Land Information

Land Area: 0.0000 acres | 0 sf

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
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No Lands on Record.

## 2023 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Unit View	Bay	Base (BAS)	1,420
Unit Type	Interior		1,420
Balcony/porch	Open Porch		
Unit Floor #	30		
Unit Stories	1		
Living Units	1		
Year Built	2018		
Building Type	High Rise >11 Fl		
Quality	Excellent		
Exterior Walls	Reinforced Concrete		
Complex Amenities	Club House Or Rec Room Swimming Pool		



## 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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No Extra Features on Record.

I#: 2022339873 BK: 22272 PG: 1893, #271 11/23/2022 at 12:47 PM, RECORDING 3 PAGES  
 \$27.00 D DOC STAMP COLLECTION \$16100.00 KEN BURKE, CLERK OF COURT AND  
 COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR12

**Prepared by and Return To:**  
 Corinne Janis  
 Fidelity National Title of Florida, Inc.  
 2814 W. Bay Drive  
 Belleair Bluffs, FL 33770

**Order No.:** FTPA22-126448

APN/Parcel ID(s): 19/31/17/09260/000/1101

### **WARRANTY DEED**

THIS WARRANTY DEED dated November 21, 2022, by Luis David Ramos, a married man, joined by Ronilynn Brissey Ramos, his wife, hereinafter called the grantor, to Russell T. Burkhalter and Jacqueline A. Burkhalter, husband and wife, whose post office address is 1673 Hardscrabble Rd, Mineral Bluff, GA 30559, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 1101 of Bliss, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 19493, Page(s) 1667, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

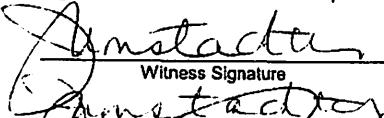
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

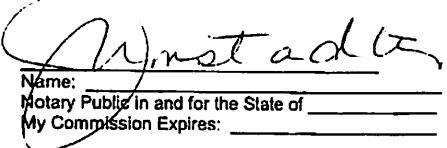
Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature  
\_\_\_\_\_  
Jacqueline Umstatter  
Print Name  
\_\_\_\_\_  
\_\_\_\_\_  
Witness Signature  
\_\_\_\_\_  
Johnathan W. Thompson  
Print Name

  
\_\_\_\_\_  
Luis David Ramos  
\_\_\_\_\_  
Ronilyn Brissey Ramos  
\_\_\_\_\_  
Ronilyn Brissey Ramos  
Address: 9000 SE 170th Avenue Rd  
Ocklawaha, FL 32179

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of November, 2022, by Luis David Ramos and Ronilyn Brissey Ramos, to me known to be the person(s) described in or who has/have produced FL-DLS as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





bliss Condominium Association, Inc.

November 15, 2022

Jacqueline Burkhalter  
1679 Hardscrabble Rd  
Mineral Bluff, GA 30559

**Re: New Owner Application**

Please be advised that the Board of Directors at bliss Condominium Association Inc. gladly approves your application for Unit 1101 at 176 4<sup>th</sup> Avenue Northeast St. Petersburg, FL 33701.

Welcome to the community.

Regards,

Management Representative:

James Myrthil  
James Myrthil, LGMAM



Parcel Summary (as of 11-Nov-2023)		Parcel Map	
Parcel Number			
19-31-17-09260-000-1101			
Owner Name			
BURKHALTER, RUSSELL T			
BURKHALTER, JACQUELINE A			
Property Use			
0430 Condominium			
Site Address			
176 4TH AVE NE # 1101			
ST PETERSBURG, FL 33701			
Mailing Address			
1673 HARDSCRABBLE RD			
MINERAL BLUFF, GA 30559-2851			
Legal Description			
BLISS CONDO UNIT 1101			
Current Tax District			
ST PETERSBURG (SP)			
Year Built			
2017			
Living SF	Gross SF	Living Units	Buildings
2,120	2,120	1	1

## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info						
Last Recorded Deed		Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate
22272/1893		\$2,176,883	121030215012	C	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>
160/5						

2023 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,850,351	\$1,850,351	\$1,850,351	\$1,850,351	\$1,850,351

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$1,756,506	\$1,318,947	\$1,268,947	\$1,293,947	\$1,268,947
2021	Y	\$1,280,531	\$1,280,531	\$1,230,531	\$1,255,531	\$1,230,531
2020	N	\$1,202,907	\$1,118,099	\$1,118,099	\$1,202,907	\$1,118,099
2019	N	\$1,132,971	\$1,016,454	\$1,016,454	\$1,132,971	\$1,016,454
2018	N	\$924,049	\$924,049	\$924,049	\$924,049	\$924,049



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

## Tax Bill

[View 2023 Tax Bill](#)

## 2023 Millage

St. Petersburg-Bliss

## Tax District

(SP)

**2,800,000**

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
17-Nov-2022	\$2,300,000	Q	I	RAMOS LUIS DAVID	BURKHALTER RUSSELL T	22272/1893
14-Jan-2022	\$102,300	U	I	RAMOS LUIS DAVID	RAMOS LUIS DAVID	21896/2125
28-Sep-2020	\$1,460,000	Q	I	GOODMAN MICHAEL ADAM	RAMOS LUIS DAVID	21191/2321
09-Feb-2017	\$1,009,900	Q	I	TAUB ENTITIES ST PETE LLC	GOODMAN MICHAEL ADAM	19517/0603
03-Mar-2015	\$3,500,000	M	I	MOSS PATRICIA BUCKLEY TRUSTEE	TAUB ENTITIES ST PETE LLC	18699/0815

## 2023 Land Information

Land Area: 0.0000 acres | 0 sf

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

## 2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit View	Bay	Base (BAS)	2,120	2,120
Unit Type	Corner	Total Area SF	2,120	2,120
Balcony/porch	Open Porch			
Unit Floor #	11			
Unit Stories	1			
Living Units	1			
Year Built	2017			
Building Type	High Rise >11 Fl			
Quality	Excellent			
Exterior Walls	Reinforced Concrete			
Complex Amenities	Club House Or Rec Room Swimming Pool			



## 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					



Doc ID: 002756560002 Type: ESTD  
Recorded: 05/06/2022 at 09:46:00 AM  
Fee Amt: \$936.00 Page 1 of 2  
Transfer Tax: \$911.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
BK 1503 PG 520-521

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 22-0364

## EXECUTOR'S DEED

STATE OF GEORGIA  
COUNTY OF FANNIN

THIS INDENTURE is made the 29th day of April, 2022, between **Windell Davis and Kathleen Pittman, as Co-Executors of the Estate of Margaret G. Davis, deceased, late of the State of Georgia and County of Fannin ("Grantor")**, and **Russell T. Burkhalter and Jacqueline A. Burkhalter, as Joint Tenants with Rights of Survivorship ("Grantee")** (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

### WITNESSETH

WHEREAS, Margaret G. Davis died leaving a Last Will and Testament which was duly probated in solemn form and recorded in the Probate Court of Fannin County, Georgia, Estate No. 22-77;

WHEREAS, said Last Will and Testament named Grantor as the Executor of the Estate of the deceased, and gave Grantor as Executor full power and authority to sell property of the Estate; and

WHEREAS, all debts of the Estate have been paid in full;

NOW, THEREFORE, for and in consideration of TEN DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lots 123 & 124, Fannin County, Georgia, being 60.73 acres, more or less, as shown on a plat of survey by

Richard E. Nutt, GRLS No. 1797, dated September 7, 2005 and revised on October 12, 2005 and recorded in Plat Book D247, Page 1, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0029 021 (Parent Parcel)

Grantor also grants a 30' access easement over and across the 10' dirt road, as depicted in the plat recorded in Plat Book D247, Page 1, Fannin County Records.

**SUBJECT TO** all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being a portion of the same property as was conveyed to Grantor herein by Warranty Deed with Rights of Survivorship from Lawrence C. Davis dated September 26, 1983 and recorded in Book 87, Page 73, Fannin County Records.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, in as full and ample a manner as the same was held, possessed, and enjoyed, or might have been held, possessed, and enjoyed, by the said deceased.

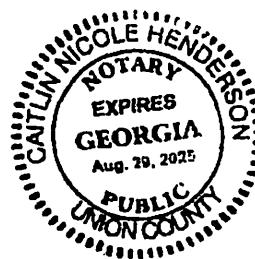
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

**Signed, sealed and delivered in the presence of:**

Windell Davis (seal)  
Windell Davis, as Co-Executor as Aforesaid

Kathleen Pittman (seal)  
Kathleen Pittman, as Co-Executor as Aforesaid

Witness  
Laith Hader  
Notary Public  
My Commission Expires: 8/29/2025



## Fannin County, GA

### Summary

Parcel Number	0029 021
Account/Realkey	4222
Location Address	1147 PINEY ROAD
Legal Description	8-2 LL123,124 DB1503-520* 60.73 AC (Note: Not to be used on legal documents)
Class	A5-Agricultural (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	60.73
Neighborhood	ZONE 1 RURAL (1850)
Account Number	4222
Homestead Exemption	No (SO)
Landlot/District	N/A / 08

[View Map](#)

### Owner

BURKHALTER RUSSELL T & JACQUELINE A  
1673 HARDSCRABBLE ROAD  
MINERAL BLUFF, GA 30559



### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	7.74
RUR	Open Land	Rural	3	6.05
RUR	Woodlands	Rural	7	32.89
RUR	Woodlands	Rural	8	14.05

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/6/2022	1503 520	D247 1	\$910,950	No House @ Sale	DAVIS MARGARET G	BURKHALTER RUSSELL T & JACQUELINE A
9/26/1983	8773		\$0	Survivorship Deed		DAVIS LAWRENCE C &

### Valuation

	2023	2022	2021	2020	2019
Previous Value	\$531,802	\$366,589	\$366,589	\$428,093	\$325,875
Land Value	\$401,699	\$468,282	\$330,791	\$330,791	\$416,805
+ Improvement Value	\$0	\$58,520	\$30,798	\$30,798	\$6,288
+ Accessory Value	\$0	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$401,699	\$531,802	\$366,589	\$366,589	\$428,093
10 Year Land Covenant (Agreement Year / Value)		2020 / \$76,772	2020 / \$74,578	2020 / \$72,448	

### Sketches



Doc ID: 002781650003 Type: WD  
Recorded: 07/20/2022 at 10:15:00 AM  
Fee Amt: \$1,025.00 Page 1 of 3  
Transfer Tax: \$1,000.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

BK 1516 PG 759-761

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 22-0678-MH 1031

## **LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FANNIN

THIS INDENTURE is made July 15, 2022, between **Robert Lewis Harris, aka H.L. Harris** ("Grantor"), and **Russell Burkhalter and Jacqueline A Burkhalter**, as Joint Tenants with Right of Survivorship ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 124, 129, and 130, of the 8th District and 2nd Section of Fannin County, Georgia, lying on the westerly side of a property line shown by a plat recorded in Plat Book 24, Page 191, Fannin County deed records, said plat being incorporated herein by reference, and also being on the westerly side of an existing roadway leading to the residence of Warren Davis and being more particularly described as follows:

BEGINNING at the common land lot intersection of Land Lot 123, 124, 129, and 130; thence westerly along and following the north land lot line of Land Lot 130 to the westerly boundary of the Warren Davis property; thence running southerly and southeasterly along the southern boundary of the Warren Davis property to its point located near or adjacent to a small road bed and Hardscrabble Road and other property belonging to David Heaton; thence northerly and northeasterly along the westerly boundary line of the David Heaton property to the common point of intersection of the Warren Davis property, the David Heaton property and the Jeanette R. Kyle property at a

point located on the westerly margin of the existing gravel roadway leading to the Warren Davis residence; thence continuing northwesterly, northeasterly and northerly along the westerly boundary of said graveled roadway 400 ft., more or less to a point located on the westerly boundary of said roadway (said point being located North 85° 50' 30" East 326.47 ft., more or less, from the common land lot intersection of Land Lots 123, 124, 129, and 130 as shown by the aforementioned plat); thence running North 85° 50' 30" East 28 ft., more or less, to a ½" rebar iron pin located adjacent to the second fence post from an existing power pole and as shown by the aforementioned plat; thence North 17° 19' 52" East 501.64 ft. to a ½" iron pin at the centerline of an existing gate; thence North 45° 13' 44" East 441.19 ft. to an iron pin at the bend of the branch; thence continuing North 45° 13' 44" East 4.52 ft. to the centerline of said branch; thence running Northwesterly along the centerline meanderings of said branch to its point of intersection with the West land lot line of Land Lot 124; thence running South along the West land lot line of Land Lot 124 to the common land lot intersection of Land Lot 123, 124, 129, and 130 and the POINT OF BEGINNING.

LESS AND EXCEPT 2.51 acres conveyed by Warren C. Davis to Bruce Davis and Brenda Davis, said deed being recorded in Deed Book 168, Page 542, in the Office of the Clerk of the Superior Court of Fannin County, Georgia.

LESS AND EXCEPT that certain parcel of land conveyed by Warranty Deed with Rights of Survivorship dated the 2nd day of October, 1995 from Warren Davis and Ruby A. Davis to Hobert Lewis Harris and Clara J. Harris as recorded in the Office of the Clerk of the Superior Court of Fannin County, Georgia.

For informational purposes only: Map Parcel No. 0029 076

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being the same property as was conveyed to Grantor herein by Warranty Deed with Rights of Survivorship from Warren C. Davis and Ruby A. Davis dated October 8, 2009 and recorded in Book 1015, Page 85, Fannin County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Brittany Lindsey  
Unofficial Witness

H. L. Harris (seal)  
Robert Lewis Harris, aka H.L. Harris

St. Z Pruitt II  
Notary Public



## Fannin County, GA

### Summary

Parcel Number	0029 076
Account/Realkey	4326
Location Address	1019 HARDSCRABBLE RD
Legal Description	8-2 LL24,129,130 DB1516-759* 39.49 ACS (Note: Not to be used on legal documents)
Class	V4-Cons Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	39.49
Neighborhood	N/A
Account Number	4326
Homestead Exemption	No (\$0)
Landlot/District	N/A /08

[View Map](#)



### Owner

**BURKHALTER RUSSELL & JACQUELINE A**  
1673 HARDSCRABBLE ROAD  
MINERAL BLUFF, GA 30559

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	8	1.3
RUR	Small Parcels	Rural	1	38.19

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	8	3.45
CUV	Agland 93	8	2.15
CUV	Agland 93	2	2
CUV	Agland 93	3	1.82
CUV	Agland 93	9	0.96
CUV	Agland 93	6	0.38
CUV	Agland 93	4	0.06
CUV	Timberland 93	6	0.23
CUV	Timberland 93	3	2.09
CUV	Timberland 93	7	17.25
CUV	Timberland 93	3	5.35
CUV	Timberland 93	8	2.45

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy/Hay Shed/Pole Barn	2022	24x96 / 0	1	\$18,063
Detached Garage	2022	24x96 / 0	1	\$63,222
Home Site Improvement (Avg)	2017	0x0 / 1	1	\$5,000

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/20/2022	1516 759	24 191	\$1,000,000	Not Market Value	HARRIS HOBERT LEWIS	BURKHALTER RUSSELL
10/8/2009	1015 85*		\$0	Gift	DAVIS WARREN & RUBY	HARRIS HOBERT LEWIS & CLARA J
8/15/1994	1015 80*	E314 2	\$0	Gift	DAVIS WARREN & RUBY A	HARRIS HOBERT LEWIS & CLARA J
2/5/1991	169 6		\$0	Quit Claim		DAVIS WARREN & RUBY

Type: WD  
Kind: WARRANTY DEED  
Recorded: 10/7/2022 11:22:00 AM  
Fee Amt: \$362.50 Page 1 of 2  
Transfer Tax: \$337.50  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

Participant ID: 9734359602

**BK 1528 PG 41 - 42**

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 22-0943 1031

**LIMITED WARRANTY DEED**

STATE OF TN  
COUNTY OF Hamilton

THIS INDENTURE is made October 6, 2022, between Natalie Gagliano ("Grantor"), and The Burkhalter Ranch Corporation ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 105, Fannin County, Georgia, being 1.72 acres, more or less, as set forth on plat of survey by Lane S. Bishop, GRLS No. 1575, dated October 31, 2012, revised December 21, 2012, and recorded in Plat Book E-335, Page 2, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

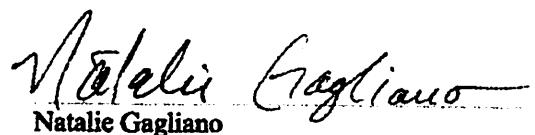
For informational purposes only: Map Parcel No. 0059 B 069

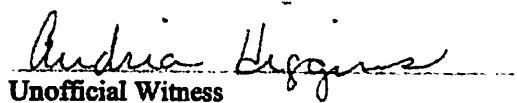
TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

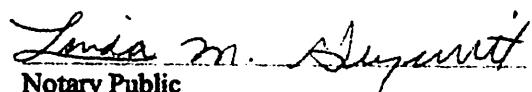
*Chain of Title:* This being the same property as was conveyed to Grantor herein by Limited Warranty Deed from Carolyn F. White and John A. Trotter dated May 1, 2019 and recorded in Book 1293, Page 452, Fannin County Records.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

  
Natalie Gagliano

  
Andria Higgins  
Unofficial Witness

  
Linda M. Stewart  
Notary Public  
My Commission Expires: 09-09-2025  
Affix Notary Stamp/Seal



## Fannin County, GA

## Summary

Parcel Number	0059 B 069
Account/Realkey	11176
Location Address	270 MADOLA ROAD
Legal Description	8-2 LL105 DB1528-41* 1.72 AC (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	1.72
Neighborhood	ZONE 3 RURAL (1577)
Account Number	11176
Homestead Exemption	No (SO)
Landlot/District	105 / 08

[View Map](#)

## Owner

THE BURKHALTER RANCH CORP  
1673 HARDSCRABBLE RD  
MINERAL BLUFF, GA 30559

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.72

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site Improvement (Fair)	2017	0x0 / 1	1	\$3,000
Home Site Improvement (Fair)	2017	0x0 / 1	1	\$3,000
Home Site Improvement (Fair)	2017	0x0 / 1	1	\$3,000
Home Site Improvement (Fair)	2016	0x0 / 1	1	\$3,000

## Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
<a href="#">914</a>	GAGLIANO NATALIE ATLANTA DEFERRED		1991	HORTON HOMES INC	SUMMIT	12x56
<a href="#">915</a>	GAGLIANO NATALIE ATLANTA DEFERRED		1993	HORTON HOMES INC	SUMMIT	24x52
<a href="#">1335</a>	GAGLIANO NATALIE ATLANTA DEFERRED		1992	HORTON HOMES INC	SUMMIT	12x56

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/7/2022	152841	E335 2	\$337,500	Mobile Home Inclu	GAGLIANO NATALIE ATLANTA DEFERRED	THE BURKHALTER RANCH CORP
5/1/2019	1293452*	E335 2	\$120,000	Mobile Home Inclu	WHITE CAROLYN F & JOHN TROTTER	GAGLIANO NATALIE ATLANTA DEFERRED
12/18/2012	1036585*	E335 2	\$0	Survivorship Deed	WHITE CAROLYN F	WHITE CAROLYN F &
10/12/2012	1026338*		\$13,500	Multiple Lot	SCBT N A D/B/A CBT A DIVISION	WHITE CAROLYN F
7/3/2012	1015343*		\$0	Foreclosure	BUCHANAN INVESTMENT PROPERTIES	SCBT N A D/B/A CBT A DIVISION OF SCBT NA
2/8/2008	832371		\$236,250	Mobile Home Inclu	GODFREY J MARTY &	BUCHANAN INVESTMENT PROPERTIES LLC
11/30/2001	422232		\$135,000	Mobile Home Inclu	QUINTRELL JAMES R	GODFREY J MARTY &
6/13/1994	214367	8 64	\$0	Quit Claim		QUINTRELL JAMES R
12/14/1993	223700		\$0	Quit Claim		QUINTRELL JAMES R
8/27/1991	177330	8 64	\$11,000	Land Market Sale		QUINTRELL JAMES R

Type: WD  
Kind: WARRANTY DEED  
Recorded: 9/23/2022 2:20:00 PM  
Fee Amt: \$2,025.00 Page 1 of 2  
Transfer Tax: \$2,000.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

Participant ID: 9734359602

**BK 1526 PG 113 - 114**

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 22-0870 NC

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FANNIN

THIS INDENTURE is made September 23, 2022, between **Darby Property Investments, LLC** ("Grantor"), and **Russell Burkhalter and Jacqueline A. Burkhalter**, as Joint Tenants with Right of Survivorship ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 93, Fannin County, Georgia, being Lot 5 of Overlook at Piney Mountain, containing 1.68 acres, more or less, as set forth on plat of survey by Bruce W. Hamilton, GRLS No. 2951, dated January 8, 2021 and recorded in Plat Book F250, Pages 6-7, Fannin County Records, to which reference is made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0029 021 01 (Parent)

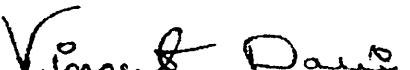
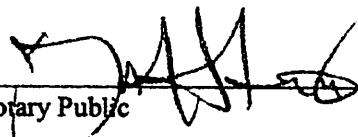
TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being a portion of the same property as was conveyed to Grantor herein by Limited Warranty Deed from Anthony Darby dated February 1, 2022 and recorded in Book 1483, Page 415, Fannin County Records.

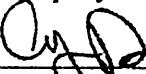
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_  
Notary Public

Darby Property Investments, LLC

BY:  \_\_\_\_\_ (seal)  
Anthony Darby  
Managing Member



## Fannin County, GA

### Summary

Parcel Number	0029 0211CA
Account/Realkey	32998
Location Address	TOWER ROAD
Legal Description	8-2 LL93 LT5 DB1526-113* 1.68 ACRES (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	1.68
Neighborhood	N/A
Account Number	32998
Homestead Exemption	No (\$0)
Landlot/District	93 / 8

[View Map](#)

### Owner

**BURKHALTER RUSSELL & JACQUELINE A  
BURKHA**  
1673 HARDSCRABBLE RD  
MINERAL BLUFF, GA 30559

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	2	1.68

### Residential Improvement Information

Style	Income Producing Res
Heated Square Feet	3955
Interior Walls	Pine
Exterior Walls	Log Siding
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	1582 - 100% Finished
Year Built	2023
Roof Type	Metal
Flooring Type	Pine
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	4
Number Of Half Bathrooms	1
Number Of Plumbing Extras	11
Value	
Condition	Average
House Address	0 TOWER ROAD



### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site Improvement (Good)	2023	0x0 / 1	1	\$0

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/23/2022	1526 113	F250 6*	\$2,000,000	Income Producing Residential	DARBY PROPERTY INVESTMENTS LLC	BURKHALTER RUSSELL & JACQUELINE A BURKHA

### Valuation

Previous Value	2023
Land Value	\$0
+ Improvement Value	\$14,017
+ Accessory Value	\$0
= Current Value	\$14,017

Type: WD  
Kind: WARRANTY DEED  
Recorded: 2/17/2023 2:34:00 PM  
Fee Amt: \$2,425.00 Page 1 of 3  
Transfer Tax: \$2,400.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

Participant ID: 9734359602

**BK 1544 PG 210 - 212**

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 23-0082

### **LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FANNIN

THIS INDENTURE is made February 17, 2023, between **Stephen R. Pfiffer and Richard W. Tullis** ("Grantor"), and **The Burkhalter Ranch Corporation** ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

**TRACT 1:**

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 194, Fannin County, Georgia, being described as Lot A-16-A, containing 1.56 acres, more or less, as shown on a plat of survey by Donald L. Cordell, GRLS No. 2447, dated December 4, 1992 and recorded in Plat Book 26, Page 222, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0030 027 BJ

**TRACT 2:**

All that tract or parcel of land lying and being in the 8th District, 2nd Section, being a part of Land Lots No. 167, 194, and 195, Fannin County, Georgia, being described as the Helen Kelly Property, containing 29.7 acres, more or less, as shown on a plat of survey recorded in Plat Hanger B-43, Page 34, Fannin County Records, to which reference is

hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0030 085 03 & 0030 045 01 (parent)

**TRACT 3:**

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lots 166 & 195, Fannin County, Georgia, being 8.0 acres, more or less, as shown on a plat of survey by Lane S. Bishop, GRLS No. 1575, dated February 1, 2000 and recorded in Plat Hanger A-570, Page 7, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0030 045 01 (Parent Parcel)

**TRACT 4:**

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot No. 195, in the City of Mineral Bluff, Fannin County, Georgia, being 7.5 acres, more or less, as shown on a plat of survey by William H. McVey, GRLS No. 1624, dated October 27, 1979 and recorded in Plat Book 10, Page 25, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

**LESS AND EXCEPT:**

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lots 165 & 195, in the City of Mineral Bluff, Fannin County, Georgia, being Tract 2, containing 0.75 acre, more or less, as set forth on plat of survey by Bruce W. Hamilton, GRLS No. 2951, dated November 24, 2020 and recorded in Plat Hanger F-235, Page 3, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. MB01 33C

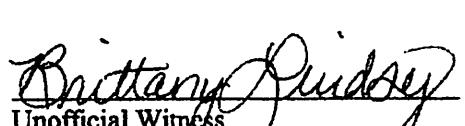
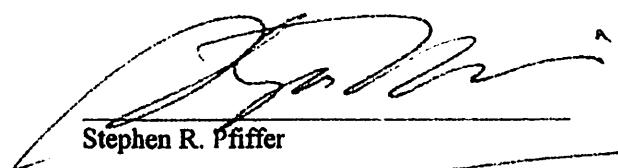
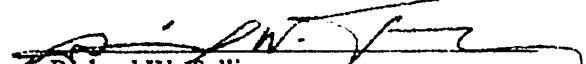
**TOGETHER WITH** right of ingress, egress and utility easement along existing roads to the subject property; **AND SUBJECT TO** all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being the same property as was conveyed to Grantor herein by Limited Warranty Deed from U.S. Bank, N.A. as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate 2002-2 dated June 15, 2018 and recorded in Book 1256, Page 599, Fannin County Records. This also being the same property as was conveyed to Grantor herein by Limited Warranty Deed from Patricia Helen Davenport, dated September 3, 2021 and recorded in Deed Book 1451, Page 72, Fannin County Records. This also being the same property as was conveyed to Grantor herein by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 11, 2011 and recorded in Deed Book 961, Page 776, Fannin County Records. This also being the same property as was conveyed to Grantor herein by Limited Warranty Deed from Patricia Helen Davenport, dated September 23, 2016 and recorded in Deed Book 1181, Page 631, Fannin County Records. This also being a portion of the same property as was conveyed to Grantor herein by Survivorship Warranty Deed from Ah Sets, LLC, dated November 20, 2009 and recorded in Deed Book 911, Page 541, Fannin County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

  
Brittany Riddle  
Unofficial Witness  
  
Stephen R. Pfiffer  
  
Richard W. Tullis  
Notary Public



## Fannin County, GA

### Summary

Parcel Number	0030 08503
Account/Realkey	32326
Location Address	DOC ROOF ROAD
Legal Description	8-2 LL167.194,195 DB1544-210* 18.92 ACRES (Note: Not to be used on legal documents)
Class	V4-ConsV Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	18.92
Neighborhood	ZONE 4 RURAL (1578)
Account Number	32326
Homestead Exemption	No (S0)
Landlot/District	167' / 8

[View Map](#)



### Owner

**BURKHALTER RANCH CORPORATION**  
1061 HARDSCRABBLE RD  
MINERAL BLUFF, GA 30559

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	8	8.3
RUR	Small Parcels	Rural	7	10.62

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	8	10.72
CUV	Timberland 93	8	8.2

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/17/2023	1544 210		\$2,400,000	Multiple Lot	PFIFFER STEPHEN R & RICHARD W TULLIS	BURKHALTER RANCH CORPORATION
9/3/2021	1451 72*	B43 34	\$150,800	*Small Tract Reval	DAVENPORT PATRICIA HELEN	PFIFFER STEPHEN R & RICHARD W TULLIS

### Valuation

	2023	2022
Previous Value	\$144,812	\$0
Land Value	\$144,812	\$144,812
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	<b>\$144,812</b>	<b>\$144,812</b>
10 Year Land Covenant (Agreement Year / Value)	2019 / \$13,963	2019 / \$13,565

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

The Fannin County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Last Data Upload: 11/1/2023 11:23:16 PM

Contact Us

Developed by  
 Schneider  
GEOSPATIAL

## Summary

Parcel Number	002901502
Account/Realkey	17272
Location Address	1673 HARDSCRABBLE RD
Legal Description	8-2 LL124 DB1525-240* 13.21 ACS (Note: Not to be used on legal documents)
Class	V3-Cons Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	13.21
Neighborhood	ZONE 1 RURAL (1850)
Account Number	17272
Homestead Exemption	No (50)
Landlot/District	124/08

[View Map](#)

## Owner

**BURKHALTER RANCH CORP**  
1673 HARDSCRABBLE RD  
MINERAL BLUFF, GA 30559

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	2	0.11
RUR	Small Parcels	Rural	8	7.07
RUR	Small Parcels	Rural	9	2.53
RUR	Small Parcels	Rural	3	0.06
RUR	Small Parcels	Rural	6	2.14
RUR	Small Parcels	Rural	6	1.3

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	9	2.53
CUV	Agland 93	2	0.11
CUV	Agland 93	8	7.07
CUV	Timberland 93	3	0.06
CUV	Timberland 93	6	2.14

## Residential Improvement Information

Style	Two Family
Heated Square Feet	7683
Interior Walls	Pine
Exterior Walls	Hardi Board
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	3553 - 100% Finished
Year Built	2019
Roof Type	Architectural Shingle
Flooring Type	Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	6
Number Of Half Bathrooms	0
Number Of Plumbing Extras	15
Value	\$796,250
Condition	Average
House Address	1673 HARDSCRABBLE RD

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Detached Garage	2022	30x60/0	1	\$49,392
Storage Bldg	2020	12x18/1	1	\$11
Home Site Improvement (Avg)	2018	0x0/0	1	\$5,000

## Sales

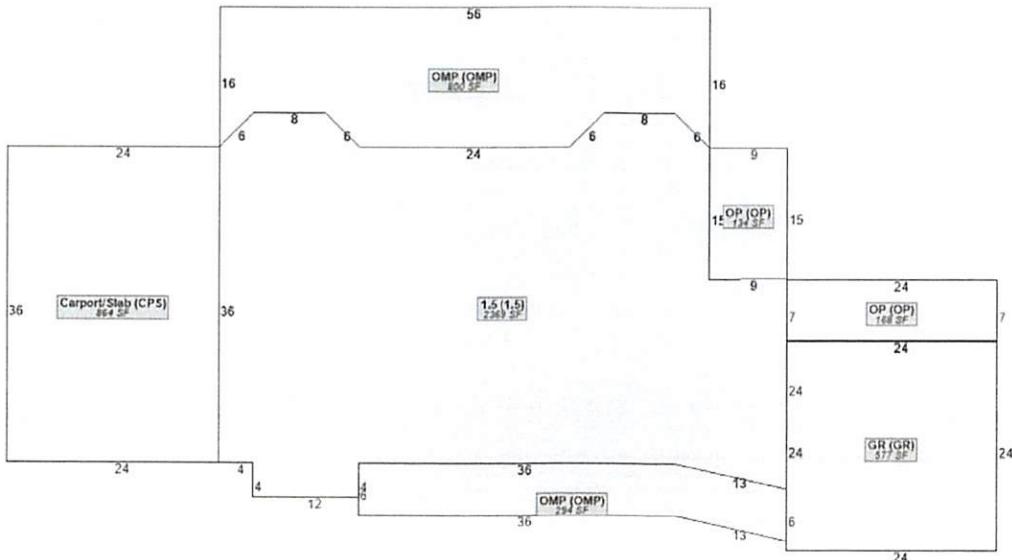
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/15/2022	1525 240	D369 5	\$2,450,000	Not Market Value	KAYLOR MATTHEW & ERICA	BURKHALTER RANCH CORP
8/6/2018	1263 60*	D369 5	\$110,000	Not Market Value	DAVIS BARBARA S	KAYLOR MATTHEW & ERICA
1/3/2012	992 759*	D369 5	\$0	Gift	GALLOWAY CHADWICK JAMES &	DAVIS BARBARA S
10/24/2001	754 284*	D369 5	\$0	Gift	DAVIS LEO H & BARBARA S	GALLOWAY CHADWICK JAMES &
10/23/2006	754 292*	D369 5	\$0	Scrivener's Affidavit	CLEVELAND ROBERT S	GALLOWAY CHADWICK JAMES &
10/24/2001	754 289*	D369 5	\$0	Boundary Line Agree	GALLOWAY CHADWICK JAMES & ETAL	GALLOWAY CHADWICK JAMES &
6/21/1997	270 8 08		\$0	Divison of Property	DAVIS CECIL W SR &	DAVIS LEO H & BARBAR

Fannin County, GA

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$918,309	\$379,707	\$312,746	\$87,701	\$18,495
Land Value	\$108,923	\$108,923	\$82,701	\$82,701	\$82,701
+ Improvement Value	\$796,250	\$804,375	\$291,994	\$225,045	\$0
+ Accessory Value	\$54,403	\$5,011	\$5,012	\$5,000	\$5,000
= Current Value	<b>\$959,576</b>	<b>\$918,309</b>	<b>\$379,707</b>	<b>\$312,746</b>	<b>\$87,701</b>
10 Year Land Covenant (Agreement Year / Value)	2019 / \$10,437	2019 / \$10,137	2019 / \$9,847	2019 / \$9,564	2019 / \$9,294

## Sketches





Doc ID: 002798130002 Type: WD  
Recorded: 09/15/2022 at 02:30:00 PM  
Fee Amt: \$2,475.00 Page 1 of 2  
Transfer Tax: \$2,450.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

BK 1525 PG 240-241

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 22-0780

## **LIMITED WARRANTY DEED**

**STATE OF GEORGIA**  
**COUNTY OF FANNIN**

**THIS INDENTURE** is made September 15, 2022, between **Matthew Kaylor and Erica Kaylor** ("Grantor"), and **The Burkhalter Ranch Corporation** ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

**WITNESSETH THAT:** Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 124, Fannin County, Georgia, being 13.210 acres, more or less, as shown on a plat of survey by Robert S. Cleveland, GRLS No. 2894, dated September 29, 2006 as recorded in Plat Hanger D-369, Page 5, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0029 015 02

**TOGETHER WITH** right of ingress, egress and utility easement along existing roads to the subject property; **AND SUBJECT TO** all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being the same property as was conveyed to Grantor herein by Limited Warranty Deed from Barbara S. Davis dated August 6, 2018 and recorded in Book 1263, Page 60, Fannin County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

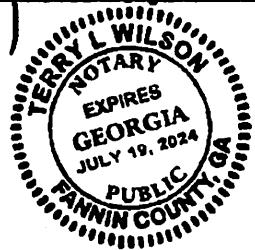
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Donna J. Davis

Unofficial Witness

Notary Public



Matthew Kaylor

Matthew Kaylor

(seal)

Erica Kaylor

Erica Kaylor

(seal)

## Fannin County, GA

### Summary

Parcel Number	0029 076
Account/Realkey	4326
Location Address	1019 HARDSCRABBLE RD
Legal Description	8-2 LL24,129,130 DB1516-759* 39.49 ACS (Note: Not to be used on legal documents)
Class	V4-Consrv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	39.49
Neighborhood	N/A
Account Number	4326
Homestead Exemption	No (SO)
Landlot/District	N/A / 08

[View Map](#)

### Owner

**BURKHALTER RUSSELL & JACQUELINE A**  
1673 HARDSCRABBLE ROAD  
MINERAL BLUFF, GA 30559

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	8	1.3
RUR	Small Parcels	Rural	1	38.19

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	8	3.45
CUV	Agland 93	8	2.15
CUV	Agland 93	2	2
CUV	Agland 93	3	1.82
CUV	Agland 93	9	0.96
CUV	Agland 93	6	0.38
CUV	Agland 93	4	0.06
CUV	Timberland 93	6	0.23
CUV	Timberland 93	3	2.09
CUV	Timberland 93	7	17.25
CUV	Timberland 93	3	5.35
CUV	Timberland 93	8	2.45

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy/Hay Shed/Pole Barn	2022	24x96 / 0	1	\$18,063
Detached Garage	2022	24x96 / 0	1	\$63,222
Home Site Improvement (Avg)	2017	0x0 / 1	1	\$5,000

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/20/2022	1516 759	24 191	\$1,000,000	Not Market Value	HARRIS HOBERT LEWIS	BURKHALTER RUSSELL
10/8/2009	1015 85*		\$0	Gift	DAVIS WARREN & RUBY	HARRIS HOBERT LEWIS & CLARA J
8/15/1994	1015 80*	E314 2	\$0	Gift	DAVIS WARREN & RUBY A	HARRIS HOBERT LEWIS & CLARA J
2/5/1991	169 6		\$0	Quit Claim		DAVIS WARREN & RUBY

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$261,110	\$191,577	\$143,100	\$143,100	\$114,568
Land Value	\$256,110	\$256,110	\$186,577	\$138,100	\$138,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$86,285	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	<b>\$342,395</b>	<b>\$261,110</b>	<b>\$191,577</b>	<b>\$143,100</b>	<b>\$143,100</b>
10 Year Land Covenant (Agreement Year / Value)	2021 / \$36,583	2021 / \$35,536	2021 / \$34,526		

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sketches.

The Fannin County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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